

# Administrative Alternates



## DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
<b>Section(s) of UDO affected:</b> <b>Section 3.4.5(C1), (C3), (C4) &amp; (E1) and Section 7.2.5 (C1)</b> <b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b> See attached.	Transaction Number
<b>Provide all associated case plan numbers including zoning and site plan:</b> Z-54-98 & Z-6-90	

<b>Property Address</b> 2801, 2807 & 3401 New Birch Drive		<b>Date</b> May 22, 2018
<b>Property PIN</b> 1712-86-8986, 1712-86-7945 & 1712-86-8986	<b>Current Zoning</b> NX-3-PL-CU	
<b>Nearest Intersection</b> Rock Quarry Road and Olde Birch Drive	<b>Property size (in acres)</b> 2.95 ac	
<b>Property Owner</b> Farmington Square, LLC	<b>Phone</b> 919-669-7650	<b>Mail</b> 3725 National Drive, Suite 150 Raleigh, NC 27612
	<b>Email</b> hmoyeiii@nc.rr.com	
<b>Project Contact Person</b> Peter Cnossen	<b>Phone</b> 919-387-1174	<b>Mail</b> P.O. Box 1062 Apex, NC 27502
	<b>Email</b> peter@jonescnossen.com	
<b>Property Owner Signature</b> [Signature]	<b>Email</b> hmoyeiii@nc.rr.com	
<b>Notary</b> Sworn and subscribed before me this <u>22</u> day of <u>May</u> , 20 <u>18</u>	<b>Notary Signature and Seal</b> [Signature] STEPHEN J. WATERS 	

## Administrative Alternate – Section 3.4.5(C1)

### Request

The project site is a block lot having Rock Quarry to the north, Olde Birch Drive to the west and New Birch Drive to the east and south. Rock Quarry Road is the primary street and the Primary Street Build-to has two intersecting streets; namely, Olde Birch Drive to the west and New Birch Drive to the east. An Administrative Alternate is requested to set the Primary Street Build-to to the intersection of Rock Quarry Road and Olde Birch Drive to the west.

### Applicants Statement of the Findings

1. The approved alternate meets the intent of the primary street build-to regulations by adhering to the placement of the building façade within the first 30 feet of the Rock Quarry Road and Olde Birch Drive block corner.
2. The approved alternate conforms to the Comprehensive Plan and adopted City plans by locating the building façade within the first 30 feet of the Rock Quarry Road and Olde Birch Drive block corner.
3. The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context by locating the building façade as required within the first 30 feet of the Rock Quarry Road and Olde Birch Drive block corner.
4. The approved alternative meets the requirement to locate the building façade within the first 30 feet of the Rock Quarry Road and Olde Birch Drive intersection.
5. The site area of the Rock Quarry Road and New Birch Drive intersection to the east will be used to meet outdoor amenity requirements under Section 1.5.3.B.

### Administrative Alternate – Section 3.4.5(C3)

#### Request

The project site is a block lot having Rock Quarry to the north, Olde Birch Drive to the west and New Birch Drive to the east and south. Rock Quarry Road is the primary street and the Side Street Build-to has two intersecting streets; namely, Olde Birch Drive to the west and New Birch Drive to the east. An Administrative Alternate is requested to set the Side Street Build-to to the intersection of Rock Quarry Road and Olde Birch Drive to the west.

#### Applicants Statement of the Findings

1. The approved alternate meets the intent of the side street build-to regulations by adhering to the placement of the building façade within the first 30 feet of the Rock Quarry Road and Olde Birch Drive block corner.
2. The approved alternate conforms to the Comprehensive Plan and adopted City plans by locating the building façade within the required percentage of the Rock Quarry Road and Olde Birch Drive block corner.
3. The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context by locating the building façade within the required percentage of the Rock Quarry Road and Olde Birch Drive block corner.
4. The approved alternative meets the requirement to locate the building façade within the first 30 feet of the Rock Quarry Road and Olde Birch Drive intersection.
5. The site area of the Rock Quarry Road and New Birch Drive intersection to the east will be used to meet outdoor amenity requirements under Section 1.5.3.B.

#### Administrative Alternate – Section 3.4.5(C4)

##### Request

The project site is a block lot having Rock Quarry to the north, Olde Birch Drive to the west and New Birch Drive to the east and south. Rock Quarry Road is the primary street and the Building Width Inside Build-to has two intersecting streets; namely, Olde Birch Drive to the west and New Birch Drive to the east. An Administrative Alternate is requested to set the Building Width Inside Build-to along Olde Birch Drive to the west.

##### Applicants Statement of the Findings

1. The approved alternate meets the intent of the building width inside build-to regulations by having the width of the side building façade to be at least 25% of the Olde Birch Drive frontage.
2. The approved alternate conforms to the Comprehensive Plan and adopted City plans by having the width of the side building façade along to be at least 25% of the Old Birch Drive frontage.
3. The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context by extending the side building façade to be at least 25% of the Olde Birch Drive frontage length.
4. The approved alternative meets the requirement to extend the side building façade to be at least 25% of the Olde Birch Drive street frontage.
5. The site area of the Rock Quarry Road and New Birch Drive intersection to the east will be used to meet outdoor amenity requirements under Section 1.5.3.B.

## Administrative Alternate – Section 3.4.5(E1)

### Request

The project is a district office building for the City of Raleigh Police Department. In order to provide the necessary parking for the officers, an additional bay of parking is required. So an Administrative Alternate is requested to allow 4 bays of on-site parking using two drive isles spaced between the building and street.

### Applicants Statement of the Findings

1. The approved alternate meets the intent of the UDO by keeping the 4 parking bays between the building and street. Additionally, oversized islands have been added to these parking areas to provide necessary screening and shade trees.
2. The approved alternate conforms to the Comprehensive Plan and adopted City plans by keeping these bay parking spaces between the building and street.

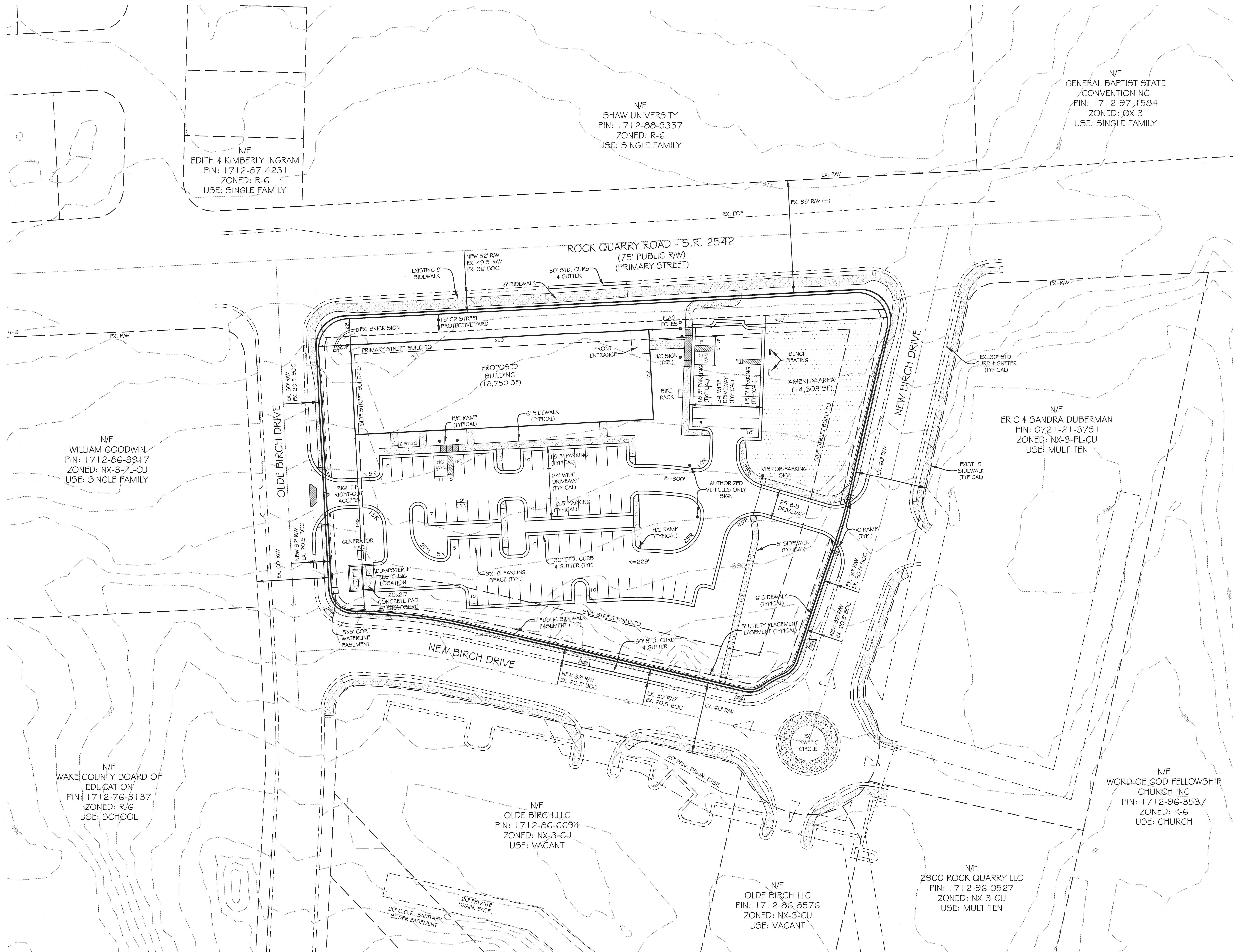
## Administrative Alternate – Section 7.2.5 (C)

### Request

The project site is a block lot having Rock Quarry Road to the north, Olde Birch Drive to the west and New Birch Drive to the east and south. Rock Quarry Road is the primary street and the building frontage will face this street. The dumpster and recycling area will be located to the rear of the building but an Administrative Alternate is required because of the block lot.

### Applicants Statement of the Findings

1. The approved alternate meets the intent of the landscaping and screening regulations by locating the dumpster and recycling area to the rear of the building. Additionally, this area will be screened from view by adjacent properties and the public street right-of-way.
2. The approved alternate conforms to the Comprehensive Plan and adopted City plan by locating the dumpster and recycling to the rear of the building. Additionally, this area will be screened on three sides and provide a solid gate. The materials used for the dumpster enclosure will be compatible with the quality and color of the building.
3. The Administrative Alternate is considered equal or better than the standard by providing enhanced landscaping around the three sides of the dumpster enclosure.



#### NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELINGBURG LAND SURVEYING COMPANY.
3. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE.
4. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE MINIMUM CORNER CLEARANCE FROM CURB LINE TO INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY.
6. ANY WORK PERFORMED IN NC DOT RW SHALL BE APPROVED BY ENCROACHMENT AGREEMENT.
7. ALL HVAC UNITS SHALL BE LOCATED ON THE ROOF AND SCREENED FROM OFF-SITE VIEW.
8. THIS PROJECT WILL DEDICATE 2.5 FEET OF ADDITIONAL RW ALONG THE ROCK QUARRY ROAD FRONTAGE.
9. THIS PROJECT WILL DEDICATE 2 FEET OF ADDITIONAL RW ALONG THE OLDE BIRCH DRIVE AND NEW BIRCH DRIVE FRONTAGE.
10. THE DUMPSTER ENCLOSURE MATERIALS SHALL MATCH THE BUILDING MATERIALS.

#### PARKING SUMMARY

VEHICLE PARKING  
BASIS OF DETERMINATION -  
1 PER 400 SF FLOOR AREA - 47 (10,750 SF/400 SF)  
TOTAL SPACES REQUIRED - 47 SPACES (2 HANDICAP)  
TOTAL SPACES PROVIDED - 91 SPACES (4 HANDICAP)  
PARKING ON SIDE & REAR - 91 (100%)

PROVIDED PARKING EXCEEDS REQUIRED PARKING BY MORE THAN 150%. THE MEASURE USED TO MITIGATE THE ADDITIONAL IMPERVIOUS SURFACE IS PROVIDING INTERIOR LANDSCAPE ISLANDS HAVING AN AVERAGE WIDTH OF 20 FEET PER SECTION 7.1.2(D3).

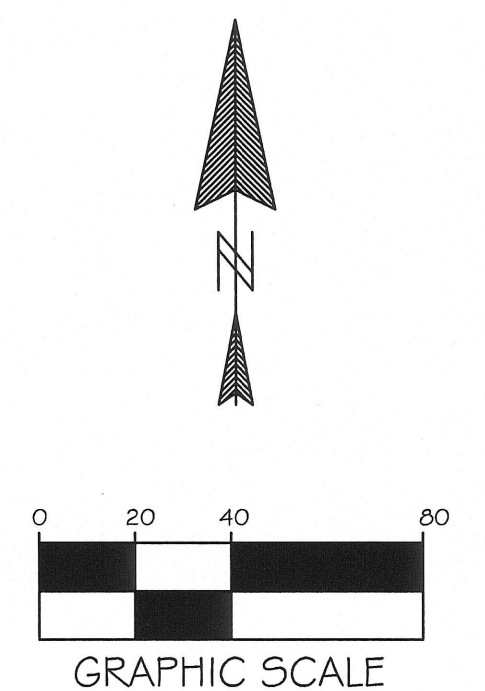
#### BUILD-TO SUMMARY

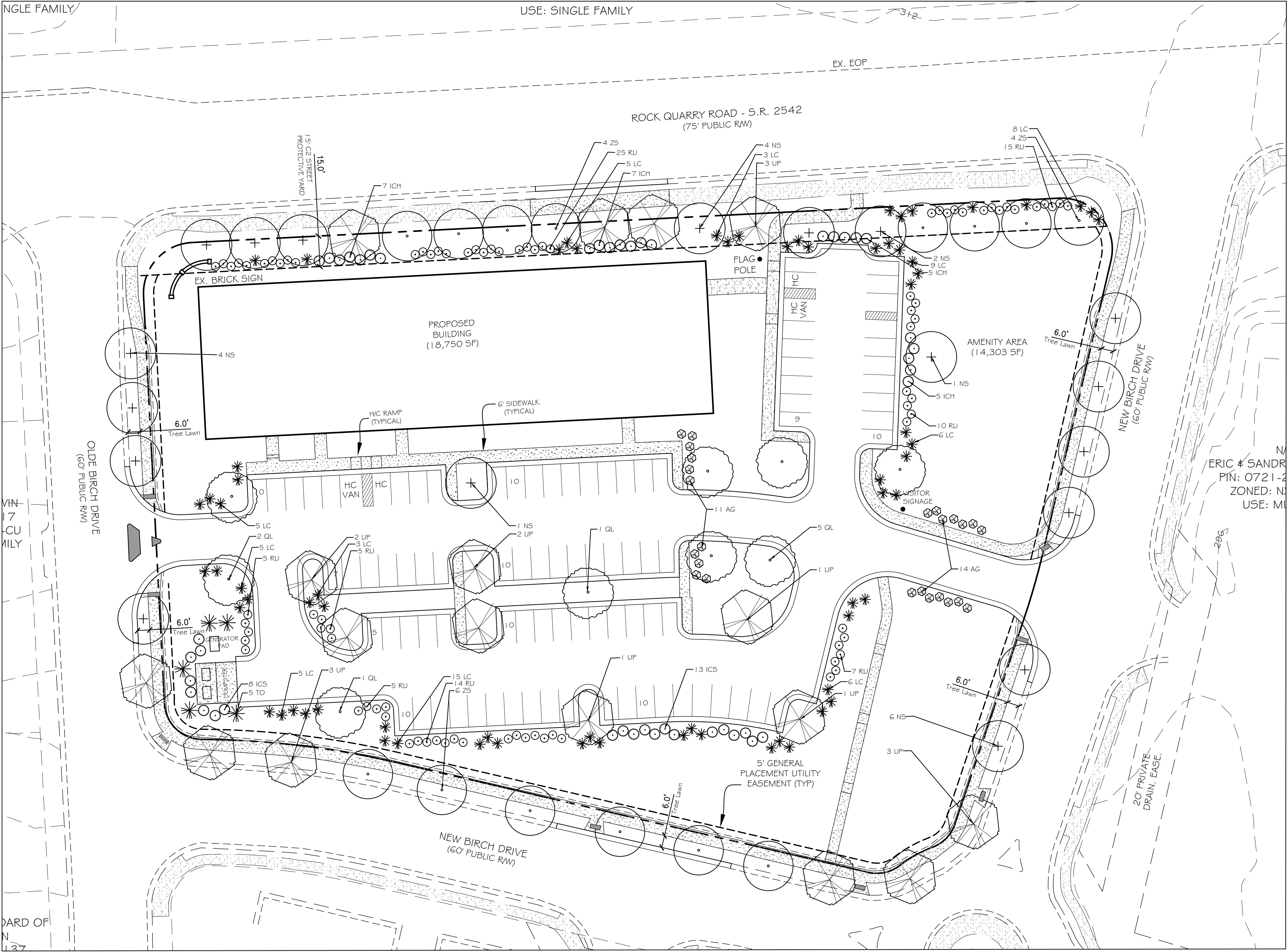
PRIMARY STREET BUILD-TO  
ROCK QUARRY ROAD STREET FRONTAGE LENGTH=465 LF  
MINIMUM BUILDING WIDTH IN PRIMARY BUILD-TO=242.5 LF (50%)  
PROVIDED BUILDING WIDTH IN PRIMARY BUILD-TO=250 LF

SIDE STREET BUILD-TO  
OLDE BIRCH DRIVE FRONTAGE LENGTH=244 LF  
MINIMUM BUILDING WIDTH IN-SIDE BUILD-TO=61 LF (25%)  
PROVIDED BUILDING WIDTH IN IN-SIDE BUILD-TO=75 LF

SITE IS A BLOCK LOT HAVING MULTIPLE BUILD-TO REQUIREMENTS TO SIDE STREETS. ADMINISTRATIVE ALTERNATES ARE REQUIRED FOR SITE PLAN APPROVAL.

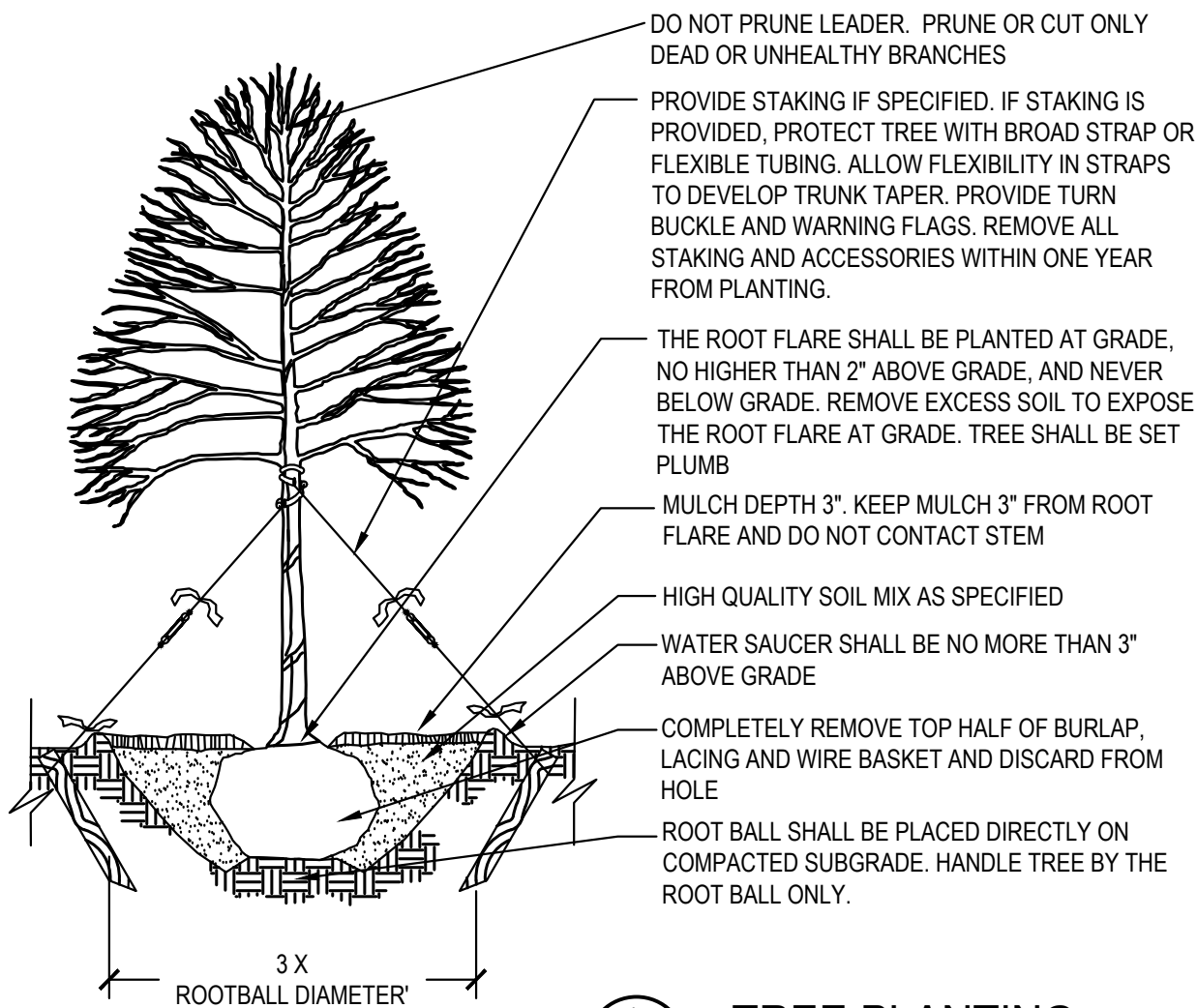
PRELIMINARY PLANS  
NOT FOR CONSTRUCTION





PLANTING NOTES:

- 1. All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.
- 2. Plant locations to be approved in field prior to installation.
- 3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- 4. Establish plant bed configurations, Landscape Architect to approve bed layout in field.
- 5. Install plants and mulch beds with 4" of pine straw.
- 6. Areas disturbed by grading to be seeded and strawed.
- 7. Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications
- 8. Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
- 9. All plant material shown is minimum required by the City Code.
- 10. Installation and maintenance of street trees: Section 6.18.1 and 6.18.2 of Street Design Manual.
- Tree Lawn - Minimum 6' wide tree lawn; Trees centered in area; No utilities or electrical conduits are permitted within the tree lawn (utilities may run below and through the subsurface root expansion infrastructure); 600 cubic feet of organic soil in the immediate area where the tree is to be placed
- No staking of trees is permitted.
- Water trees for a minimum of a 2-year period. After installation trees shall be thoroughly soaked and watered at least twice per week until establishment. Use a slow flow hose end device and water each tree at the base for several minutes. Commercially available water bags are acceptable but the root ball shall be soaked as well as filling the bag.
- Watering volumes should be based upon delivery of 1" of moisture / week to the tree if precipitation does not meet that amount during the active growing season defined as April 15th through November 1st.
- Street trees installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.
- 11. A Tree Impact Permit must be obtained prior to issuance for building permit.
- 12. All shrubs to be planted at least 2' from edge of curb or install wheel stops at all parking spaces abutting plant beds.



NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- 4. PLANTING SEASON OCTOBER - APRIL.
- 5. A TREE IMPACT PERMIT IS REQUIRED.
- 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

1 TREE PLANTING  
PRCR-03

NTS

City of Raleigh Planting Requirements:

1) VEHICLE SURFACE AREA:  
PROPOSED VSA= 35,059 SF  
Required: 1 TREE / 2000 SF; 35,059 / 2000 = 17  
Provided: 17 TREES Provided (Elm, Oak, Black Gum, Zelkova)  
Perimeter shrubs provided along entrance drive and one tree provided per island / terminal island.  
Vehicle surface area screened from the public ROW.

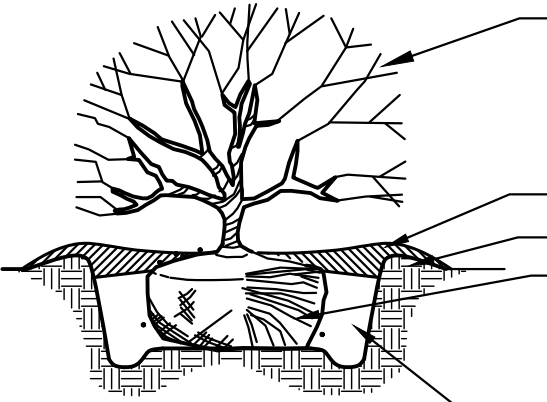
2) STREET YARD  
ROCK QUARRY ROAD: C2 Yard - 450 Lf total  
Required: 4 trees and 15 shrubs / 100 Lf. 15' average width  
Provided: 18 shade trees and 67 shrubs  
NEW BIRCH DRIVE:  
Required: 1, 3" Caliper Tree / 40 Lf; planted in 6' tree lawn  
Provided: 17, 3" Caliper Trees  
OLD BIRCH DRIVE:  
Required: 1, 3" Caliper Tree / 40 Lf; planted in 6' tree lawn  
Provided: 5, 3" Caliper Trees

3) SCREENING OF MECHANICAL UNITS  
The proposed mechanical units and Dumpster are screened from public view.

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
AG	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia	18" HT.	CONT.	4' O.C.
UP	Ulmus parvifolia / Lacebark Elm	3" Cal. / 10' HT.	CONT./B & B	as indicated
QL	Quercus lyrata 'Highbeam' / Overcup Oak	3" Cal. / 10' HT.	CONT./B & B	as indicated
LC	Loropetalum chinensis 'Ruby' / Chinese Fringe Flower	18" HT.	CONT.	4' O.C.
NS	Nyssa sylvatica / Blackgum	3 Cal. / 10' HT.	CONT./B & B	as indicated
TO	Thuja occidentalis 'Emerald Green' / Arborvitae	4' HT.	CONT.	7' O.C.
ICS	Ilex crenata 'Steeds' Japanese Holly	36" HT.	CONT.	5' O.C.
RU	Rhaptolepis indica 'Snow White' / Indian Hawthorne	18" HT.	CONT.	5' O.C.
ICH	Ilex crenata 'Hoogendorn' / Holly	18" HT.	CONT.	4' O.C.
ZS	Zelkova serrata 'Village Green' / Japanese Zelkova	3" Cal. / 10' HT.	CONT./B & B	as indicated

- 1. SOIL MIX-1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
- 2. WIDTH OF PLANT PIT -SANDY SOIL, 24" WIDER THAN PLANT BALL -CLAY SOIL, 12" WIDER THAN PLANT BALL
- 3. FOR PLANTING AREAS WHERE SOIL HAS BEEN COMPACTED BY EQUIP. CONTACT LA PRIOR TO PLANTING.
- 4. FOR CAMELIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX, 2/3 ORGANIC AND 1/3 EXISTING SOIL
- 5. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

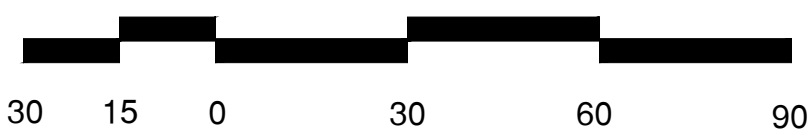


- PRUNE AND THIN DECIDUOUS SHRUBS APPROX. 1/3 OF INITIAL BRANCHES TO COMPENSATE FOR LOSS OF ROOTS WHILE DIGGING. FOLLOWING PRUNING PLANT SHALL MEET SPECIFIED SIZE.
- 4" MULCH MIN. PER SPECIFICATION
- 4" EARTH BERM TO FORM SAUCER
- REMOVE ALL METAL/PLASTIC CONT. PRIOR TO PLANTING. SLICE FIBER ROOTS IN THREE PLACES TO ALLOW ROOT GROWTH.
- LOOSEN BURLAP AT STEM/ALLOW IT TO REMAIN ON BALL
- TAMP OR WATER TOPSOIL MIXTURE AT 6" INTERVALS.

2 SHRUB PLANTING

NTS

LANDSCAPE PLAN



<b>Revisions</b>	Date Issued:		2.16.18
	Scale		1"=30'
	Drawn by:		RBS
	Checked by:		KJW
No.	Description	Date	By
1	Per City Comments	5.23.18	KJW